

United States Department of the Interior
National Park Service

SENT TO D.C.

10-17-07

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lumber Exchange Building and Tower Addition

other names/site number Roanoke Building

2. Location

street & number 11 South LaSalle not for publication

city or town Chicago vicinity

state Illinois code IL county Cook code 031 zip code 60604

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Walter L. White / SHAP Oct. 17, 2007
Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register
 See continuation sheet

determined eligible for the
National Register
 See continuation sheet

determined not eligible for the
National Register

removed from the National
Register

other (explain) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: Business

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: Business

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Sullivanesque

Materials

(Enter categories from instructions)

foundation concrete

roof asphalt

walls terra cotta, brick

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets.

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1914, 1925

Significant Dates

1914, 1922, 1925

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Holabird and Roche and Rebori, Dewey,
Wentworth, and McCormick

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

10. Geographical Data

Acreege of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	16	447560	4636626	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John M. Tess, President

organization Heritage Consulting Group date October 20, 2006

street & number 1120 NW Northrup Street telephone (503) 228-0272

city or town Portland state OR zip code 97209

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Michael W. Reschke, The Prime Group, Inc

street & number 321 N. Clark St. Suite 250 telephone (312) 917-4201

city or town Chicago state IL zip code 60610

Paperwork Reduction Act Statement. This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127, and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 7 Page 2

Section 7: Description

The Lumber Exchange Building and Tower Addition is located at 11 South LaSalle Street, Chicago, Cook County, Illinois. The parcel is bounded by West Madison Street on the north and South LaSalle Street on the west. The east and south elevations are mostly obscured by adjacent buildings. The thirty-six-story steel frame building was designed and completed by Holabird and Roche between 1913 and 1915. The firm added five stories to the building in 1922, and in 1925 a thirty-six-story Tower Addition was constructed adjacent to the original building on the Madison Street elevation in the eastern most bays.

Setting: The building is located in the intensely urban high-rise Financial District of the Chicago Loop. The Financial District could be roughly described as running along North and South LaSalle Street from Washington to Congress Street. Buildings in the immediate vicinity are primarily twentieth century high-rise commercial, mostly financial, and built to the lot line.

Site: The Lumber Exchange Building and Tower Addition is located on a rectangular lot measuring 135 feet by 100 feet. The building is constructed to the lot line with a perimeter sidewalk. There are no landscape features.

Structure: The building is a thirty-six-story, 452-feet high, freestanding commercial office skyscraper, including an attic, a basement, and two sub-basements. It is a steel-framed structure faced with buff brick and glazed terra cotta with a rectilinear column grid with bays typically 19' x 24'.

Exterior: The façade from floors two to thirty-four of the Tower Addition is terra cotta and buff brick on the two primary elevations (north and west), white glazed brick on the east elevation and red or dark brown brick on the south elevation. The building is divided into a base, intermediate level, central shaft, and attic story.

The first floor is faced in dark green marble with a black marble base added in 1984. Originally there were two main entrances, one on Madison and one on LaSalle. The building can now be entered only on the LaSalle Street side.

West (LaSalle Street) Elevation: The original entrance had two revolving doors. These were replaced with one revolving door and two side doors in 1984. The entrance has a white marble Palladian-type design with brass-framed doors. Other entrances on this elevation serve a bank

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 7 Page 3

and a phone store. Above the marble storefronts there is a coursing of small scallops with light bulbs in their centers. This ring of lights surrounds both elevations and still functions.

Base: From the second to the fourth floor, this elevation is divided into seven bays each containing a pair of windows on all three floors. The fourth floor has round-arched windows, completing the building base. This scheme reads as a three-story arcade with tall slender pilasters. Dividing the bays are wide corbelled brick pilasters. Between the windows within the bays are thinner corbelled brick pilasters. The pilaster capitals are comprised of elaborate three dimensional ornament including cherubs, lions, grotesques, and leafy forms. Filling the spandrels between the floors is a blind arcade with miniature twisted columns, miniature fluted pilasters, and tympanus filled with scallop designs. Small carved bearded faces peer out from the tops of these spandrels.

Above the capitals at the fourth floor are ornate terra cotta compound rounded arches. The frieze above the arches is heavily embellished with low-relief ornament including sea creatures and leaf patterns.

Intermediate: The fifth floor creates a band or intermediate floor before the rise of the central building shaft. This intermediate level is comprised of paired windows within the seven bays divided by pilasters. This level is marked by a wide frieze above the fifth-floor windows. The frieze and pilasters are embellished with low-relief organic animal and foliate ornament.

Shaft: Above the fifth floor rise thirteen floors comprising the central shaft. It is also divided into seven bays with paired windows in each bay. Wide corbelled pilasters divide the bays and narrower corbelled pilasters divide each of the paired windows. The central shaft has no decoration. The spandrels are plain brick.

Intermediate level: The decoration begins again at the eighteenth floor, which functions as another intermediate level. Wide friezes both above and below the windows distinguish this level. The pilasters have low-relief ornamentation and deep cornices contain elaborate carving underneath.

Attic level: Above this intermediate level, three floors comprise the attic story. The top-floor windows are topped with arched spandrels creating an arcade that echoes the lower portion of the building. Pilasters dividing the bays are comprised of clustered columns. The arched tympanums are filled with scalloped panels. Originally, above this arcade was an elaborate cornice. The

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 7 Page 4

cornice was removed in 1961 and replaced with a plain brick parapet.

Tower Addition West (LaSalle Street) Elevation: Above the twenty-second floor, the tower is situated at the northeast corner of the building. Rising fourteen additional floors, this portion of the Tower Addition grows markedly different in style from the rest of the building. The first nine floors are similar to those below in the central shaft. They are plain with no decoration. The top five floors are gradually stepped back with the topmost floors having the smallest footprint. At the thirty-third floor there is a brick cornice comprised of stepped Gothic arches. The last four floors are progressively more complex in their geometric Art Deco detailing. The thirty-fifth and thirty-sixth floors are marked by brick pilasters that break into stepped forms. Between the pilasters, arched spandrels over the windows are reminiscent of the scalloped arched spandrels on the lower floors. Above these arches are large circular windows.

Stepped back a bay, the top-floor bays are smaller in dimension, as are the corbelled pilasters. Arched spandrels above the windows carry the scallop motif through the entire building. A highly elaborate cornice tops this floor and is relatively intact. An iron fence shields it from the street. This floor houses the bell tower which still contains the massive cast iron bells.

North (Madison Street) Elevation: At the corner of LaSalle and Madison Streets there is a large glazed terra cotta square column that extends from the second floor through the fourth floor. A twisted column marks the building corner. This square column ends in a capital decorated with grotesques and organic ornament in line with the pilasters along both elevations. It is decorated with the twisted column and low-relief ornament and ends in a capital with three dimensional lions' heads. The corner design continues above the capital into the wide frieze. Above the frieze the corner is marked by white glazed bricks simulating quoins.

The 1915 and 1922 Madison Street elevation is identical to the LaSalle Street elevation except that it is comprised of five bays instead of seven.

The 1936 Tower Addition added two additional bays to this elevation. They are configured in the same manner as the earlier building. The tower portion that extends above the twenty-second floor is set back from the northeast corner of the building, but is flush with the Madison Street facade. Atop the twenty-second floor there is an elaborate cornice comprised of a wide frieze embellished with low-relief ornament. An arched parapet is located above this cornice at each end of the tower base. The ornate terra cotta arch is supported by twisted columns and contains a

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 7 Page 5

scallop in the tympanum. An elaborate hood mold tops the arch.

The tower portion is divided into four bays. The tower extends one bay over to the 1922 roof. Each bay contains one window thus the bays are narrower than those in the lower portion of the building.

South Elevation: The south elevation is faced with red or brown brick and is undecorated. It can be seen from the south along LaSalle looking north.

Light Court: The light court is a U-shape with the open end facing east. The light court walls are lined with white glazed brick. A portion of this light court can viewed from the east elevation looking west.

Interior: The building is roughly an L-shape in plan.

Basement: The basement houses all the building's mechanical systems.

First floor: The elevator lobby is located towards the south end on the LaSalle Street side. Two original revolving doors were replaced in 1984. A small foyer originally held the building directory. It now has a check-in desk along the north wall. The elevator lobby, situated approximately in the center of the building, has eight elevators including the two freight elevators. It also has the exit stairs. To the left of the elevator lobby through a door is a long hall running east and west. Originally it was open to the elevator lobby and provided access to shops along Madison Street and an exit onto Madison Street at the far east end. It also provided access to the mail box, which is still intact on the west wall of the hall. This elaborate brass element is decorated with the same scalloped ornament that accents the building façade. The original terrazzo floors are now marble and the coffered plaster ceiling is an arched plaster ceiling.

Along the street elevations were stores of various sizes. The LaSalle Street elevation had three additional entrances and the Madison Street side had three store entrances and a lobby entrance. The Madison Street lobby had three elevators and an exit stair, all of which are currently concealed behind drywall.

Upper floors: All upper floors are laid out with a central L-shaped corridor. Offices are located along the outer walls (Madison and LaSalle Streets) and along the south wall of the building, which has the exterior glazed brick light court. The elevators and bathrooms are along the inner

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 7 Page 6

cast wall. In the tower section from floor twenty-three to thirty-six, the offices are situated around a central elevator and stairwell. Some of the corridor layouts differ by floor depending upon tenant needs.

Alterations:

Exterior: In 1984 the ground floor was remodeled on both north and west elevations by the firm of Hammond, Beeby and Babka. Also included in the renovation was the LaSalle Street lobby. The cornice of the original 1915 building was removed when the five stories were added in 1922. The 1922 cornice was removed in 1961 as part of a citywide cornice removal campaign.

It is important to note that the building exterior is in poor condition. It appears to have never been cleaned in its lifetime. As a result some of the ornament has deteriorated, particularly on the north elevation. Some of it is beyond repair and must be replaced. The building has iron straps in various locations holding terra cotta pieces in place. Much of the ornament is obscured by the black soot that covers the building.

Interior: The LaSalle Street lobby was remodeled in 1984 by architects Hammond, Beeby and Babka. This was a complete remodeling, including walls, ceiling, floors, and elevator cabs. The Madison Street lobby was enclosed during the 1984 remodel. Its original marble walls, Art Deco elevator doors, exit stair, terrazzo floors are still intact though concealed under drywall, carpeting, and enclosures.

The upper floors have been altered numerous times over the years with the last major remodeling occurring in 1984. Some original marble wainscot exists in a few places, particularly tower floors twenty-three to thirty-six. The corridor configuration of the upper floors has been altered to suit various office tenants. Restrooms were relocated next to the elevator lobby during the 1984 remodeling. Windows were replaced with metal sash in the 1950s. Many of the original glass front doors remain in the building though they are set into metal frames.

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 8 Page 7

Section 8: Significance

Designed by the Chicago architectural firms of Holabird and Roche and Rebori, Wentworth, Dewey, and McCormick, the Lumber Exchange Building and its thirty-six-story Roanoke Tower Addition is eligible under Criterion C as an excellent local example of an early twentieth century Chicago skyscraper. It is representative of the evolution of the Chicago skyline in response to changes in city zoning ordinances and intense development pressure. Located in the historic business Loop of downtown Chicago, the building is a direct expression of Chicago zoning and the effect changes in the zoning had upon the built environment. Originally constructed to the maximum-allowable height of 200 feet, in 1922 five stories were added to the building as a result of changes in the zoning ordinance. The Roanoke Tower Addition, built in 1925 after the height restriction was removed in 1923, again reflects the changes to zoning. The design also reflects the requirement that towers occupy no more than one-sixth of the total volume. Intense development pressure and high land values in downtown Chicago in the mid-1920s made the development of even the smallest lots profitable. Cut short by the advent of the Depression, downtown Chicago would not see another rise to these levels until the 1950s.

The building is representative of early skyscraper design, which reflects both the modern approach to building construction technology and the classical love of ornamentation. This Sullivanesque style building is an elegant and graceful skyscraper design embellished with remarkable and distinctive low-relief terra cotta ornament.

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 8 Page 8

The design of the Lumber Exchange Building is attributed to the younger architects of the firm Holabird and Roche including principal William Holabird's son, John, and John Root, son of John Root, Sr., of the firm Burnham and Root. Trained in the Ecole des Beaux Arts, both men were more interested in ornamentation than their elders, and as a result the 1915 building displays elegant ornamentation. Rather than the more commonly used classical details, it is replete with organic grotesques and figures which are distinctive of the Sullivanesque style.

Internally, the building was a typical high-end office building with marble walls, terrazzo floors, and brass fixtures. Elevator lobbies on each floor were tasteful and restrained. The offices were located primarily on the exterior street-side walls to provide ample light. Functional spaces such as restrooms were placed on the inside walls of the L-shaped building.

The Tower Addition, which replaced a small movie palace, is a thirty-six-story sliver of skyscraper built as an addition to the twenty-two-story Lumber Exchange Building. The 1924 newspapers reported that an office building costing \$3 million was to be added to the Roanoke Building (formerly the Lumber Exchange). Although the style of the original building was incorporated in the Roanoke Tower Addition, it is more Art Deco in character and reflective of the mid-1920s, particularly in the upper floors. Atop the tower is a bell tower with the bells still intact. Internally, the finishes are similar to the main building. Above the twenty-second floor, the tower floor area is quite small, accommodating only a few offices per floor. In 1930 an aviation beacon was added to the top of the tower. A post card from 1930 shows the building with its beacon towering over its neighbors along Madison Street.¹

The building, commissioned by the estate of Leander McCormick, was originally constructed to house the Lumbermen's Association. However, the Association had difficulties financing their leasing of the space, and the building filled quickly with a variety of occupants ranging from financial businesses to lawyers to retail companies' corporate headquarters. The largest tenant was the Greenebaum and Sons Bank and Trust, occupying the ground floor at the northwest corner and several upper floors. Upon completion of the Tower Addition, this company moved into additional space. Walter J. Greenebaum was responsible for the installation of the aviation tower in 1930. The Greenebaum Company remained in the building for many years.

¹ Leslie Hudson, *Chicago Skyscrapers in Vintage Postcards* (Chicago: Arcadia Publishing, 2004), 103.

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 8 Page 9

The original building was designed by the highly successful and prolific architectural firm of Holabird and Roche, as was the five-story addition and the Roanoke Tower Addition. The Tower Addition was designed in partnership with the smaller firm of Rebori, Wentworth, Dewey, and McCormick. The involvement of this firm was probably based upon the family connection with the McCormick estate that owned the building. It is unclear what hand the firm played in the design, but Rebori, et al. was a small firm and could not have carried out the construction of such a large addition. However, an earlier design of Rebori's for the Michigan Avenue Tower bears a resemblance to the Lumber Exchange Tower Addition. Designed in 1925 and never built, it is a narrow-stepped tower ending in a spire-like top. Rebori's firm was also known for their Art Deco designs, and this may be reflected in the Art Deco elements of the Tower. However, Holabird and Roche were also working in this style by this date as seen in the Chicago Board of Trade building and the Chicago Daily News building.²

The building, in its three phases of construction is an excellent example of the ever-changing Chicago building ordinances. The first phase, the sixteen-story 1915 building, reflects the 200 foot height limitation. Built to the maximum height allowed, the building replaced a smaller Roanoke Building. The larger new Lumber Exchange Building was more in keeping with other buildings along South LaSalle constructed between 1910 and 1915. With an efficient high end office floor plan that provided light and elevators to all offices, it was quickly rented out.

The 1922 addition of five stories reflects the change in city height limits to 264 feet. By the 1920s, most of the pre-1910 buildings along South LaSalle had been or were being replaced by taller buildings. The addition of five stories to an existing building was a logical development due to soaring land values in the 1920s and the high demand for office space.

Just three years later, the McCormick Estate would purchase the tiny neighboring lot on Madison Street, demolish the existing Bandbox Movie Theatre, and construct a thirty-six-story annex to the Lumber Exchange (by this time referred to as the Roanoke Building). The design of the 1925 Tower Addition can be seen as a direct response to the city's change of the height limit and accommodation of the new code requiring towers to occupy only one sixth the volume of the building. As the building was internally connected fully to the existing Lumber Exchange, the one-sixth requirement was applied to the entire footprint and not just the Tower Addition, which would have been impossible. As it is, the tower provided very limited rentable space. After the

² Deborah Doyle, ed., *The Chicago Architectural Journal* (Chicago: The Chicago Architectural Club, 1984).

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 8 Page 10

allowance of towers by city ordinance, tower schemes with a compact central core became common because of efficiency of plan and their suitability to a relatively small building lot.³

The Roanoke Tower Addition may have been one of the earliest towers constructed under the new city ordinance and may have been designed as an example of what could be done under the new zoning regulations. Rebori authored an article for the *Architectural Record* entitled "Zoning Skyscrapers in Chicago." Written the same year the Tower Addition was completed, Rebori wrote, "The Roanoke addition now underway illustrates a practical architecture based on common sense, that pays large dividends."⁴ Many buildings would follow shortly, such as the LaSalle-Wacker Building, designed by the same two architectural firms, and the Foreman State National Bank Building, both completed in 1930. The Lumber Exchange Building continued to be one of the city's tallest for some time. As evidence of this, the aviation beacon placed on the building in 1930, standing 500 feet from the ground, remained for at least a decade. A 1940 photo looking north along LaSalle Street shows the Lumber Exchange Building in the distance, now one of several skyscrapers of matching height. Its distinction is its delicacy due to the narrowness of the tower.⁵

Contextual information

In 1908 the amount of construction in Chicago, which to that point had been rising slowly, surpassed for the first time the highest levels reached during the boom of the late 1880s. In 1902 the city increased height limits from 130 feet or twelve stories to 260 feet. Immediately plans for eighteen new buildings were announced. A total of \$68 million in new construction occurred in 1908. A flurry of construction occurred in 1911 in a rush to build to maximum heights before the height limit was reduced to 200 feet the following year. The years 1911-1914 were fairly strong years, with construction at \$90 million per year, due to the completion of buildings started in 1911. After the cap took effect in 1914, construction dropped off until 1923.

With more changes to the building code in the 1920s, the city saw the addition of twenty major towers. Land values peaked in 1925 to levels not seen since 1870 when height was again

³ Carol Willis, *Form Follows Finance: Skyscrapers and Skylines in New York and Chicago* (New York: Princeton Architectural Press, 1995), 118.

⁴ Deborah Doyle, ed., *The Chicago Architectural Journal* (Chicago: The Chicago Architectural Club, 1984), 12.

⁵ Leslie Hudson, *Chicago Skyscrapers in Vintage Postcards* (Chicago: Arcadia Publishing, 2004), 96.

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 8 Page //

adjusted to 260 feet and the city allowed towers to be constructed above this level. Commercial rents doubled in the Loop, and between 1923 and 1929 thirteen million square feet of office space was created.⁶

The estate of Leander McCormick, managed by son Robert Hall McCormick, was primarily a real estate holding company. The Lumber Exchange Building and the Tower Addition was one of several speculative office buildings constructed by the estate of Leander McCormick.⁷ At the time of Robert Hall McCormick's death, the estate owned over \$10 million worth of downtown Chicago real estate.

By 1910 the Loop contained nearly sixty percent of the total assessed land value of the 190 square mile city. This concentrated downtown would be one of the most densely packed commercial cores on earth. One visitor said, "the man who has no business in this section of the city had better look about and arrange matters so that he has or he has no business in Chicago." The largest office space users in downtown Chicago were attorneys, insurance companies, and banks. Other users were accountants, engineers, retail companies, printing and publishing companies, oil and gas companies, machinery companies, non-profits, communications companies, and stockbrokers. The Loop was also the place for Chicagoans and tourists to go for shopping and entertainment. When Loop workers finished working for the day, they would go home and return to the Loop for an evening outing. No one lived in the downtown – but all came to shop, trade, and to be entertained.

The combination of geography and capitalism forced concentrated growth. Water confined the business center on three sides and a conglomerate of railroads on the remaining south. The result was centralized retailing, office buildings, and a mass transit system that supplied this area. This concentration "made the skyscraper almost a creature of necessity."⁸

"Tear down that old rat trap and build a sixteen-story building" was the sales pitch of real estate developers. The practice of tearing down buildings and replacing them with larger ones was

⁶ Carol Willis, *Form Follows Finance: Skyscrapers and Skylines in New York and Chicago* (New York: Princeton Architectural Press, 1995), 170.

⁷ Leander McCormick was brother to Cyrus McCormick, the inventor of the reaper. The large and powerful extended family had numerous business interests in Chicago including lumber, real estate, and the *Chicago Tribune*.

⁸ Donald Miller, *City of the Century: The Epic of Chicago and the Making of America* (New York: Simon and Schuster, 1996), 321.

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 8 Page 12

rampant in the Loop, particularly the business sector where very few buildings survive from the earliest days of construction after the Chicago fire. The most intense building boom occurred in the 1920s in the Loop. This continued until the Depression when the pace of construction practically stopped and picked up again only in the 1950s; however, the area has never returned to its peak of the 1920s.⁹

Height limits in the City of Chicago

Height controls were first levied in Chicago in 1893, at which time it was 130 feet or ten stories. Prior to this, buildings were constructed up to 300 feet with the typical ranging from 130 to 260 feet. In 1902 the limit was increased to 260 feet; in 1911 the limit was dropped to 200 feet; in 1920 it was again raised to 260 feet. This revision of the height restrictions in 1920 to 260 feet allowed ornamental unoccupied structures to a maximum of 400 feet. Towers could be erected on only twenty-five percent of their lots. Between 1919 and 1924, existing rents increased 80 to 100 percent.

“This situation fueled a boom in new construction. New buildings rented quickly and were extremely profitable, attracting more investors, and easy financing through banks, insurance companies, and mortgage bond houses excited speculation....The 1923 zoning ordinance responded to these expansionary pressures by increasing cubic volume permitted in high rise buildings.”¹⁰

In 1923, the vertical limit above the sidewalk was adjusted to 264 feet. Above that height, a tower could be erected on 25 percent of the lot. The upper section could not, however, exceed one-sixth of the maximum cubic area of the main building. One historian has noted that “this volume restriction limited the height of commercially viable towers; about seventeen to twenty stories was the maximum number of tower floors possible for a quarter-block site of around 160 x 170 feet. Although the 264-foot vertical rise was the highest in any American city with regulations, the limit on volume above that height meant that Chicago towers usually looked stunted, especially compared to those in New York.”¹¹

⁹ Ibid.

¹⁰ Carol Willis, *Form Follows Finance: Skyscrapers and Skylines in New York and Chicago* (New York: Princeton Architectural Press, 1995), 111.

¹¹ Ibid., 111.

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 8 Page 13

Holabird and Roche

In business since 1883, the firm of Holabird and Roche grew to be one of the most successful and prolific architectural firms in Chicago. The firms' commission averaged \$6 million per year between 1908 and 1911 reaching a peak of \$13 million in 1910. By the time the Lumber Exchange Building was completed in 1915, the firm was well-established and much sought after. By this time, it was one of nation's leading firms, with a five to ten percent share of construction in the city. The firm employed over 100 draftsmen. Between 1912 and 1917, Holabird and Roche surpassed in size and commissions the famous New York firm of McKim, Mead and White, but were still behind the Chicago firm of Burnham and Company. By the 1920s, Holabird and Roche surpassed the Burnham firm. The 1920s have been cited as one of the most brilliant periods in the firm's history. "The firm was key to the development of the new setback-styled skyscrapers in Chicago and elsewhere in Midwest."¹²

In 1913, William Holabird's son John came to work for the firm. He had been graduated from West Point and attended the Ecole des Beaux Arts in Paris. Upon joining the firm he was put to work on the Three Arts Club where he did stencil-work for the wall decoration. He was joined at the firm by Ecole des Beaux Arts classmate John Root, son of John Wellborn Root, partner of Daniel Burnham. Both men started out doing the more decorative work for the firm. When the Lumber Exchange Building was designed by the firm in 1915, the two men were not yet involved in running the business. They brought with them design ideas that appear on the Lumber Exchange Building and others as exotic elements in the work of the firm during the years before World War I. In 1928, the firm was reorganized and renamed Holabird and Root. Both the founding partners William Holabird and Martin Roche has passed away, and Holabird's son John and John Root became managers of the firm.¹³

¹² "Chicago Board of Trade Building" (141 W. Jackson Blvd., Landmark Designation Report, March 4, 2004), 14.

¹³ Robert Breugman, *The Architects and the City; Holabird and Roche of Chicago, 1880-1918* (Chicago: University of Chicago Press, 1997), 297-98.

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 8 Page 14

Conclusion

The Lumber Exchange Building and its thirty-six-story Tower Addition is eligible under Criterion C for its association with the evolution of the Chicago skyscraper design. Through its three stages of development, 1915, 1922, and 1925, it reflects the development industry's response to changes in city zoning ordinances. Combined with intense development pressure, the changes in zoning produced a skyline of buildings whose designs can be directly attributed to them.

The building is also significant as an example of early skyscraper design that incorporates elaborate ornamentation with modernism. The heavily embellished building includes terra cotta ornament such as mermaids, grotesques, lions, dogs, seashells, most of which is intact. Though the building is in dire need of cleaning and repair, the ornament and classical arrangement of the floors with its base, shaft, and attic, is intact.

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 9 Page 15

BIBLIOGRAPHY

Books

- Breugman, Robert. *The Architects and the City: Holabird and Roche of Chicago, 1880-1918*. Chicago: University of Chicago Press, 1997.
- Bucher, Ward. Editor. *Dictionary of Building Preservation*. New York: Preservation Press, 1996.
- Chappell, Sally A. Kitt. *Architecture and Planning of Graham, Anderson, Probst and White, 1912-1936: Transforming Tradition*. Chicago: University of Chicago Press, 1992.
- Condit, Carl. *American Building*. Chicago: University of Chicago Press, 1968.
- Condit, Carl. *American Building Art: the Twentieth Century*. New York: Oxford University Press, 1961.
- Cutler, Irving. *Chicago: Metropolis of the Mid-Continent*. 4th ed. Carbondale: Southern Illinois University Press, 2006.
- Fitch, James Marston. *American Building: The Historical Forces that Shaped It*. New York: Schoken Books, 1973.
- Hudson, Leslie. *Chicago Skyscrapers in Vintage Postcards*. Chicago: Arcadia Publishing, 2004.
- Jordy, William H. *American Buildings and Their Architects: Progressive and Academic Ideals at the Turn of the Century*. Vol. 4. New York: Oxford University Press, 1972.
- Knox, Janice A. and Belcher, Heather Olivia. *Then and Now: Chicago's Loop*. Chicago: Arcadia Publishing, 2002.
- Miller, Donald L. *City of the Century: The Epic of Chicago and the Making of America*. New York: Simon and Schuster, 1996.

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 9 Page 16

Roth, Leland M. *A Concise History of American Architecture*. New York: Harper and Row, 1979.

Saliga, Pauline A., ed. *The Sky's the Limit: A Century of Chicago Skyscrapers*. New York: Rizzoli, 1992.

Schaffer, Kristen. *Daniel H. Burnham; Visionary Architect and Planner*. New York: Rizzoli International Publications, Inc., 2003.

Sinkevich, Alice., ed. *AIA Guide to Chicago*. 2nd ed. New York: Harcourt, Inc., 2004.

Willis, Carol. *Form Follows Finance: Skyscrapers and Skylines in New York and Chicago*. New York: Princeton Architectural Press, 1995.

Articles and Reports

"Chicago Board of Trade Building". 141 W. Jackson Blvd., Landmark Designation Report. March 4, 2004.

"Conway Building" 111 West Washington Street, Chicago, Illinois. National Register Nomination, October 1983.

"Continental and Commercial National Bank" 208 S. LaSalle Street, Chicago, Illinois. National Register Nomination, 2006.

Doyle, Deborah, ed. *The Chicago Architectural Journal*. Chicago: The Chicago Architectural Club, 1984.

"New York Life Building", 37-43 S. LaSalle Street, Landmark Designation Report, November 14, 2002.

"Majestic Building and Theatre". 22 West Monroe Street, Landmark Designation Report, April, 2004.

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, IL

Section number 9 Page 17

Websites

Commission on Chicago Landmarks Website; <http://www.cityofchicago.org/Landmarks/>.

Mark R. Wilson, "Leading Chicago Businesses", 1820-2000, Encyclopedia of Chicago;
www.encyclopedia.chiagohistory.org.

Collections

Architectural Photographs Collection. Chicago History Museum Research Library, Chicago Historical Society, Chicago.

Sanborn Fire Insurance Maps: The City of Chicago, Illinois. The Sanborn Library, 1903.

Sanborn Fire Insurance Maps: The City of Chicago, Illinois. The Sanborn Library, 1906.

Sanborn Fire Insurance Maps: The City of Chicago, Illinois. The Sanborn Library, 1927.

Sanborn Fire Insurance Maps: The City of Chicago, Illinois. The Sanborn Library, 1942.

National Register of Historic Places Continuation Sheet

Lumber Exchange Building and Tower Addition
Chicago, Cook County, IL

Section number 10 Page 18

VERBAL BOUNDARY DESCRIPTION

Parcel 1: The North 90 feet of Lot 1 and that part of the North 90 feet of Lot 2 in Subdivision of Lots 1 and 2 in Block 118 of School Section Addition to Chicago, Cook County, Illinois.

Parcel 2: Also Lot 3 and that part of Lot 2 in Subdivision of Lots 1 and 2 in Block 118 in School Section Addition to Chicago, Cook County, Illinois.

Parcel 3: Together with Lot 1 the West 15 feet of Lot 9 in the Subdivision of Lots 1 and 2 in Block 118 in School Section Addition to Chicago, Cook County, Illinois.

BOUNDARY JUSTIFICATION

The boundary is the legally recorded boundary lines for the building for which National Register status is being requested.

National Register of Historic Places Continuation Sheet

The Lumber Exchange Building and Tower Addition
11 S. LaSalle

Section number// Photo List Page 19

Lumber Exchange Building and Tower Annex

11 S. LaSalle

Chicago, Cook County, Illinois

Heritage Photo

October, 2006

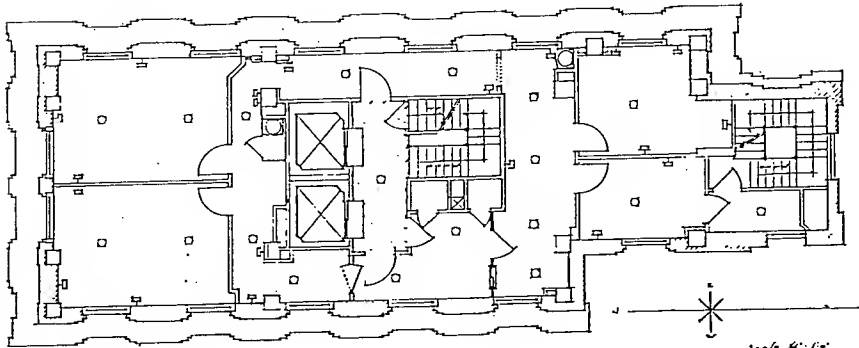
Heritage Consulting Group (1120 NW Northrup Street, Portland, OR 97209)

Direction of view (see Photo List below)

Photo # (see photo list below)

Photographs

1. East looking West at West facade
2. West Façade
3. West and South Façade
4. West Façade
5. West and North Façade
6. West and North Façade Corner Detail
7. North Façade
8. North Façade Detail
9. East Façade
10. North and East Façade
11. East Facade Detail
12. West Façade Detail
13. West Façade Detail
14. Hall on Floor 1, along Madison
15. Mailbox
16. Elevator Doors

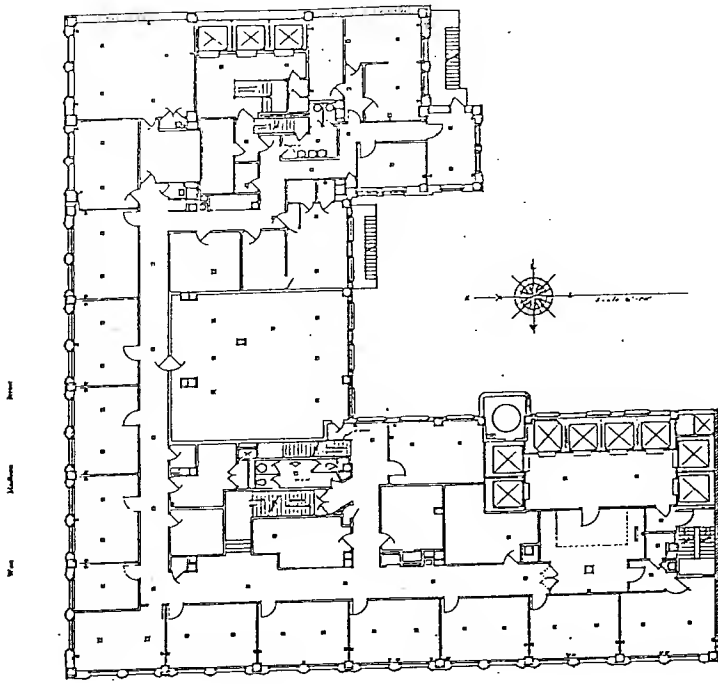


Scale 1/4" = 1'-0"

W. H. W. B.
ARCHT. & ENGR.
CHICAGO, ILL.

W. H. W. B.
ARCHT. & ENGR.
CHICAGO, ILL.

LUMBER EXCHANGE/ROANOKE BUILDING
11 SOUTH LASALLE STREET, CHICAGO
HISTORIC FLOOR PLAN

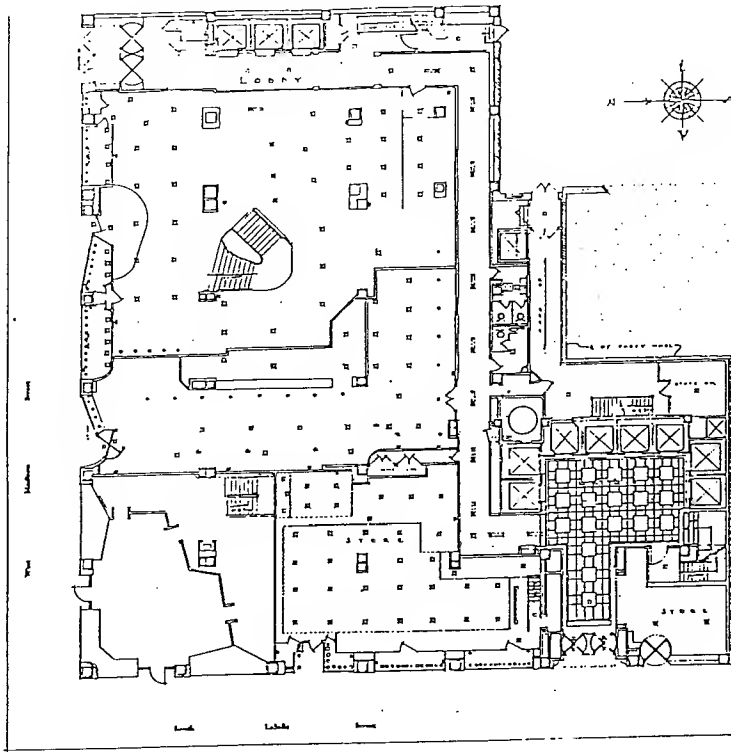


Scale 1/4" = 1'-0"

OFFICE PLANS PLAN
THE ROANOKE BUILDING
 11 SOUTH LASALLE STREET
 CHICAGO, ILL.
 Estate of Alexander J. McCormick
 ARCHITECTS

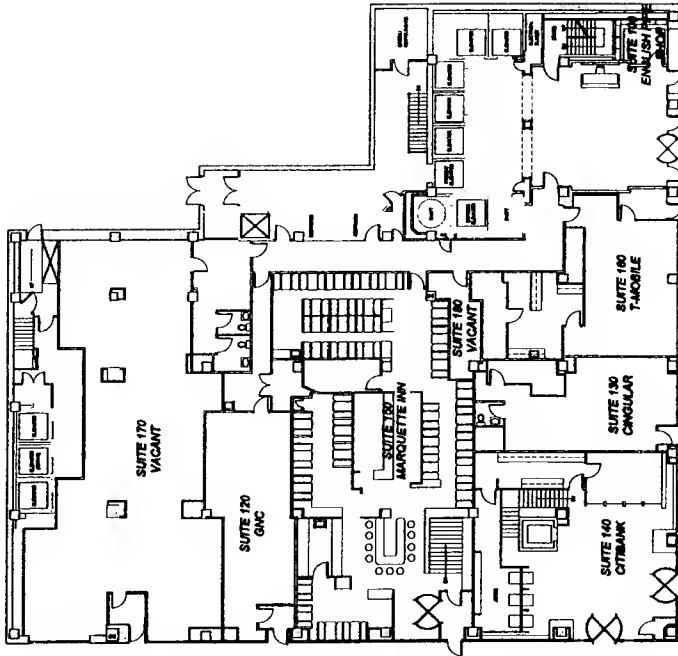
DATE OF PLAN 1911
 DATE OF CONSTRUCTION 1911
 DATE OF REVISION 1911
 DATE OF PUBLICATION 1911

LUMBER EXCHANGE/ROANOKE BUILDING
11 SOUTH LASALLE STREET, CHICAGO
HISTORIC FLOOR PLAN

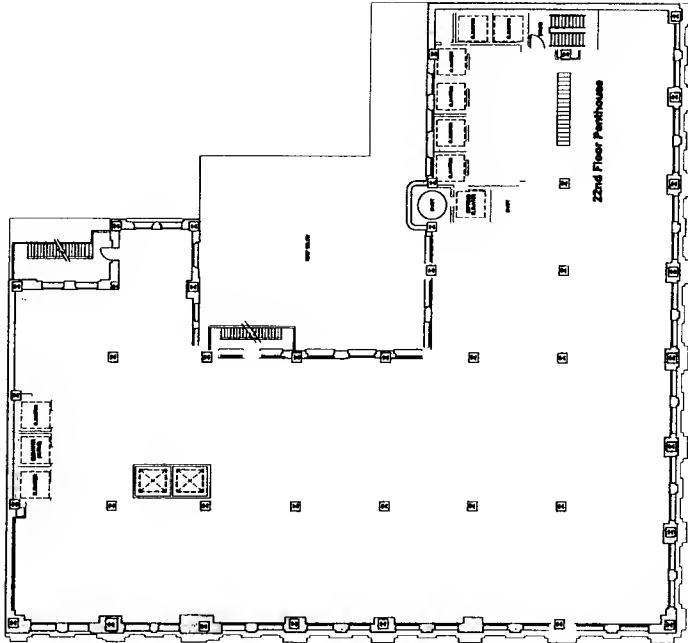


THE ROANOKE BUILDING
 Estate of Alexander J. McCormick

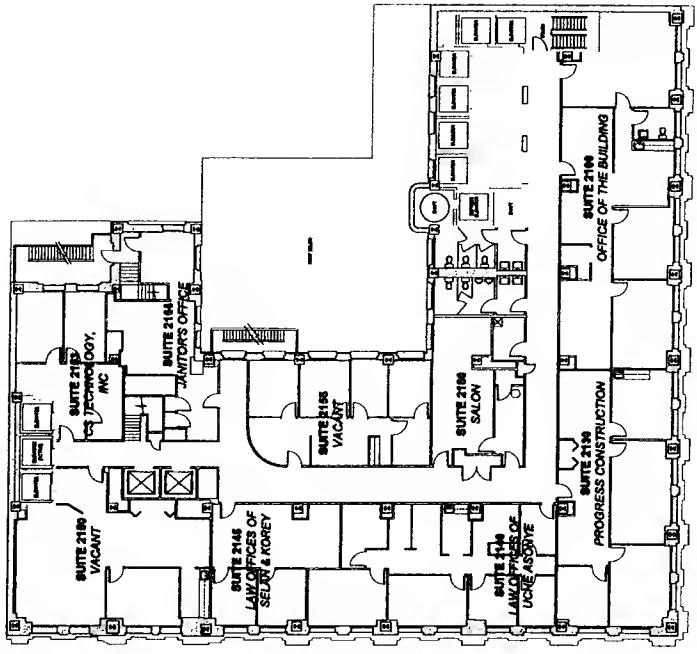
LUMBER EXCHANGE/ROANOKE BUILDING
 11 SOUTH LASALLE STREET, CHICAGO
 HISTORIC FLOOR PLAN



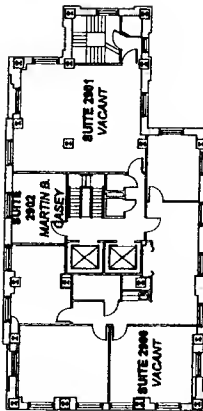
LUMBER EXCHANGE/ROANOKE BUILDING
11 SOUTH LASALLE STREET, CHICAGO
FLOOR PLAN OF 2007



LUMBER EXCHANGE/ROANOKE BUILDING
11 SOUTH LASALLE STREET, CHICAGO
FLOOR PLAN OF 2007



LUMBER EXCHANGE/ROANOKE BUILDING
 11 SOUTH LASALLE STREET, CHICAGO
 FLOOR PLAN OF 2007



LUMBER EXCHANGE/ROANOKE BUILDING
11 SOUTH LASALLE STREET, CHICAGO
FLOOR PLAN OF 2007

ILLINOIS, COOK COUNTY,
Lumber Exchange Building and Tower Addition,
11 S. LaSalle,
Chicago, 07001238,
LISTED, 12/06/07

ILLINOIS, COOK COUNTY,
West Burton Place Historic District,
143-161 W. Burton Pl,
Chicago, 07001239,
LISTED, 12/06/07

IOWA, SCOTT COUNTY,
Marycrest College Historic District,
Portions of 1500 and 1600 blks of W. 12th St., Davenport, 04000341, ADDITIONAL
DOCUMENTATION APPROVED, 12/05/07

KENTUCKY, JEFFERSON COUNTY,
Stewart's Dry Goods Company Building,
501 S. 4th St.,
Louisville, 82002725,
ADDITIONAL DOCUMENTATION APPROVED, 12/05/07

MASSACHUSETTS, BRISTOL COUNTY,
Spring Brook Cemetery,
Spring St,
Mansfield, 07001240,
LISTED, 12/06/07

MASSACHUSETTS, MIDDLESEX COUNTY,
Revere Beach Parkway-Metropolitan Park System of Greater Boston, Revere Beach Pkwy,
Chelsea, 07001241, LISTED, 12/06/07 (Metropolitan Park System of Greater Boston MPS)

MINNESOTA, DODGE COUNTY,
Kasson Public School,
101 3rd Ave. NW,
Kasson, 07001242,
LISTED, 12/06/07

MISSOURI, JACKSON COUNTY,
18th and Vine Historic District,
Roughly bounded by 18th St., Woodland Ave., 19th St. and The Paseo, Kansas City, 84004142,
ADDITIONAL DOCUMENTATION APPROVED, 12/05/07 (18th and Vine Area of Kansas City
MPS)

MONTANA, MUSSELSHELL COUNTY,
Roundup Central School,
600 1st St. W,
Roundup, 07001243,
LISTED, 12/06/07